

**TRANSFER
TAX
PAID**

QUITCLAIM DEED
Know All Men By These Presents

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That **Firstmark Corp.** also known as Firstmark Corporation, a Maine corporation with a place of business in Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Pinnacle Investment Group**, a Maine corporation, with a place of business in Waterville, County of Kennebec and State of Maine, and whose mailing address is 222 Kennedy Memorial Drive, Waterville, ME 04901, the receipt whereof it does hereby acknowledge, does hereby GRANT, CONVEY, AND RELEASE unto the said Pinnacle Investment Group, its successors and assigns forever, a certain lot or parcel of land in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a stone highway monument in or near the southerly side line of Kennedy Memorial Drive, said monument being 260.3 feet from the northeast corner of land now or formerly of Waterville Twin Theaters Corporation as recorded in the Kennebec County Registry of Deeds, Book 1509, Page 37 and Book 1530, Page 492; thence on a 1979 magnetic bearing of S. 57° 57' E. along the southerly line of Kennedy Memorial Drive a distance of 193.4 feet to land now or formerly leased by Lakewood Manor as recorded in the Kennebec County Registry of Deeds in Book 1875, Page 276; thence S. 55° 41' W. along land leased to Lakewood Manor a distance of 269.8 feet to an iron pin; thence N. 43° 44' W. along Lakewood Manor a distance of 130.0 feet to a point; thence N. 42° 47' E. along land now or formerly of the Waterville Osteopathic Hospital to be conveyed to New Horizons Realty Management Corporation a distance of 65.3 feet to a point; thence N. 02° 09' W. along land conveyed to New Horizons Realty Management Corporation a distance of 35.2 feet to a point; thence along a curve to the right along land conveyed to New Horizons Realty Management Corporation for an arc distance of 78.4 feet to a point, said curve having a radius of 50.0 feet, a delta angle of 89° 52' and a chord distance of 70.6 feet, the calculated bearing along the chord is N. 42° 46' 25" E.; thence N. 88° 08' E. along land conveyed to New Horizons Realty Management Corporation a distance of 34.9 feet to a point; thence N. 42° 47' E. along land conveyed to New Horizons Realty Management Corporation a distance of 33.7 feet, more or less, to the stone monument at point of beginning.

The above described parcel contains 41,196 square feet, more or less, and is delineated as Lot 2 on a plan entitled "Division of Land for New Horizons Realty Management Corporation" by Rowe & Wendell dated April 1987 and recorded in Kennebec County Registry of Deeds, Plan File No. E-87053.

Excepting and reserving a right-of-way in common with Lot 1 on the above referenced Plan:

Beginning at a point in the easterly boundary of Lot 2, a distance of 227.8 feet from the point marking the northwesterly corner of Lakewood Manor and the northeasterly corner of the herein conveyed parcel; thence N. 42° 18' W. a distance of 139.7 feet to a point in the line dividing Lots 1 and 2 of the aforementioned plan. The description of the right-of-way is of the center line, said right-of-way has a width of 20.0 feet.

Also conveying a right-of-way in common with others for the purpose of ingress and egress to and from said Lot 2, said right-of-way being located over an existing road as the same is now located or is hereinafter relocated, which right-of-way commences at a point where the southerly sideline of the right-of-way as reserved to Waterville Osteopathic Hospital above intersects the easterly bound of the parcel herein conveyed, such right-of-way then continuing over said road to the southerly bound of Kennedy Memorial Drive as conveyed to Firstmark Corporation by deed from Lakewood Manor and Waterville Osteopathic Hospital dated March 28, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3327, Page 154 which is incorporated herein by reference and to which reference may be had for a more particular description.

Also conveying another right-of-way in common with others as conveyed to Firstmark Corporation by deed from New Horizons Realty Management Corporation and Waterville Osteopathic Hospital to Firstmark Corporation dated March 28, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3327, Page 153 which is incorporated herein by reference and to which reference may be had for a more particular description. Excepting and reserving from the foregoing right-of-way, any portion released by the Agreement among Waterville Osteopathic Hospital, Firstmark Corp., Pinnacle Investment Group, New Horizons Realty Management

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Corporation, New Horizons Professional Office Unit Owners Association, and others to relocate said right-of-way which Agreement is dated July 20, 1990 and recorded in the Kennebec County Registry of Deeds in Book 3796, Page 317 but hereby conveying all right, title, and interest in the relocated right-of-way as described in said Agreement, which Agreement is incorporated herein by reference and to which reference may be had for a more particular description.

Also hereby conveying all rights-of-way and benefits as contained in an Agreement among Firstmark Corp., Inland Hospital, Pinnacle Investment Group, and Lakewood Manor dated September 11, 1996 and recorded in the Kennebec County Registry of Deeds in Book 5237, Page 56 for a conditional relocation of the Kennedy Memorial Drive entranceway to the subject premises and also subject to the conditions and exceptions contained in said Agreement, which Agreement is incorporated herein by reference and to which reference may be had for a more particular description of the rights-of-way granted and conditions relative thereto.

Also conveying all right, title, and interest in a parking easement as deeded to Firstmark Corp. by instrument from Waterville Osteopathic Hospital dated December 7, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3774, Page 25.

Also, excepting and reserving the rights granted to New Horizon Realty Management Corporation by Easement Deed from Firstmark Corp. dated December 7, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3774, Page 24.

By delivery and acceptance of this deed, the Grantor and Grantee agree that the ground lease between Firstmark Corp. as Lessor and Pinnacle Investment Group as Lessee, which ground lease is dated September 30, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3244, Page 48, as amended by amendment dated April 6, 1994 and recorded in said Registry in Book 4689, Page 2 is hereby terminated. With the delivery of this deed, Pinnacle Investment Group hereby acquires fee simple ownership of the leased premises resulting in a merger of the land interest and the building interest.

Subject, however, to a mortgage given by Pinnacle Investment Group and Firstmark Corp. to Kingfield Savings Bank dated April 18, 1994 in the original principal amount of Two Hundred Sixty Thousand Dollars (\$260,000.00) and recorded in the Kennebec County Registry of Deeds in Book 4689, Page 7.

BEING the premises acquired by Firstmark Corporation by Warranty Deed from New Horizons Realty Management Corporation dated May 28, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3159, Page 93, as supplemented and modified by subsequent easement, and right-of-way changes.

IN WITNESS WHEREOF, Firstmark Corp. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Donald V. Cruickshanks, its President, on this 7th day of February, 1997.

Signed, Sealed and Delivered
in the presence of

William M. Bunker
Witness
Commonwealth
STATE OF VIRGINIA, at large
County of Richmond, ss.
City

Firstmark Corp.
By: Donald V. Cruickshanks
Donald V. Cruickshanks
Its President

Dated: February 7, 1997.

Personally appeared before me Donald V. Cruickshanks, President of Firstmark Corp. and acknowledged the foregoing to be his free act and deed in said capacity and the free act and deed of said corporation.

Before me



RECEIVED KENNEBEC CO.

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ATTEST: Donald V. Cruickshanks
REGISTER OF DEEDS

Melissa J. Bratt
Notary Public
Printed name: Melissa J. Bratt
My comm exp: _____

I was originally commissioned as
Melissa J. Bratt, Notary Public
My Commission Expires December 31, 1998